



AGENDA

Meeting Location:

Sloat Room—Atrium Building
99 W. 10th Avenue
Eugene, OR 97401

Phone: 541-682-5481
www.eugene-or.gov/pc

The Eugene Planning Commission welcomes your interest in these agenda items. Feel free to come and go as you please at any of the meetings. This meeting location is wheelchair-accessible. For the hearing impaired, FM assistive-listening devices are available or an interpreter can be provided with 48 hour notice prior to the meeting. Spanish-language interpretation will also be provided with 48 hour notice. To arrange for these services, contact the Planning Division at 541-682-5675.

MONDAY, JULY 14, 2014 – REGULAR MEETING (11:30 a.m. to 1:30 p.m.)

11:30 a.m. I. PUBLIC COMMENT

The Planning Commission reserves 10 minutes at the beginning of this meeting for public comment. The public may comment on any matter, **except for items scheduled for public hearing or public hearing items for which the record has already closed.** Generally, the time limit for public comment is three minutes; however, the Planning Commission reserves the option to reduce the time allowed each speaker based on the number of people requesting to speak.

11:40 a.m. II. SOUTH WILLAMETTE SPECIAL AREA ZONE

Staff: Robin Hostick, 541-682-5507

1:15 p.m. III. ITEMS FROM COMMISSION AND STAFF

- A. Other Items from Staff
- B. Other Items from Commission
- C. Learning: How are we doing?

Commissioners: Steven Baker; John Barofsky; Jonathan Belcher; Rick Duncan; John Jaworski (Vice-Chair); Jeffery Mills; William Randall (Chair)

AGENDA ITEM SUMMARY
July 14, 2014

To: Eugene Planning Commission

From: City of Eugene Planning Division

Subject: South Willamette Concept Plan Implementation: Draft Design Code

ISSUE STATEMENT

This work session is a continuation of previous discussions on May 5, May 19, June 2, and June 23 regarding the development of the South Willamette Special Area Zone; for additional background, please see the AIS materials for these dates.

BACKGROUND

At the May 5, 2014 work session, Commissioners reviewed code concepts at a high level and began a more detailed discussion of proposed transition standards. During the following week, Commissioners provided input to prioritize more detailed review of the following concepts:

- Transition standards (continuation of previous discussion)
- Design review
- Limited, built-in flexibility and incentives for open space, parking and building height
- Design standards

Although design review was rated as the second-highest priority behind transition standards, additional work is needed to develop realistic alternatives and support a productive discussion.

The May 19th work session addressed transitions and possible changes in development type and uses proposed in the South Willamette Concept Plan. The June 2nd work session focused on reaching resolution for a range of suggestions made by individual Commissioners. A discussion of remaining suggestions carried forward to the June 23rd work session, resulting in either resolution or deferral to upcoming discussion of other topic areas. A revised list of topics and outcomes for the latter two work sessions are reflected in Attachment A.

This work session will begin with an overview of code concepts for design flexibility and design standards. As we continue the review process, specific, actionable suggestions will be most useful for staff in crafting a code that meets the Planning Commission's expectations. Where changes to proposed concepts are suggested, a clear sense of whether the suggestion is generally supported by the Commission will be needed.

In addition, staff will share an outline of the South Willamette Special Area Zone Public Engagement Plan (Attachment B) for brief discussion. The outline covers a variety of outreach efforts and venues.

NEXT STEPS

Following revisions based on Planning Commission review of the code concepts, a draft code will be introduced for public discussion later this summer and fall. The American Institute of Architects' test drive of the "preview" draft code is complete; a summary will be presented to Planning Commission at the July 28th work session.

Community outreach will continue throughout the summer and fall prior to review of the final draft code in the fall. See the Draft Public Engagement Plan outline for more information.

ATTACHMENTS

- A. Planning Commission Review – Working Summary (updated for 7.14.14)
- B. Draft Public Engagement Plan Outline

FOR MORE INFORMATION

Robin Hostick at 541-682-5507 or robin.a.hostick@ci.eugene.or.us

South Willamette Special Area Zone

Planning Commission Review – Working Summary

July 14, 2014

Topic		Suggestion	Considerations	Resolution		
				Yes	No	Discuss
Development Type*	1	Only transition different uses across streets	<ul style="list-style-type: none"> Reduces adjacency issues between differing uses along property boundaries Increases up-zoning of residential or eliminates significant amounts of commercial/mixed use (e.g. along Willamette) Adjacency concerns are addressed through transition requirements 	0	4	3
Development Type*	2	Do not upzone single family properties; remove MF along 29 th Ave. and remove row houses along Portland Street and High Street as use transitions	<ul style="list-style-type: none"> Reduces change to existing properties Retains existing adjacency concerns between high-intensity mixed use and single family residential Eliminates use transitions Reduces housing type options 	1	4	2
Development Type*	3	Alternative to #2: Rezone larger blocks of existing single family to multifamily where changes are already proposed	<ul style="list-style-type: none"> Promotes consistency across blocks within district Increases change to existing properties Suggestion needs refinement to specific areas 	2	5	0
Development Type	4	Require a PUD for row houses	<ul style="list-style-type: none"> Intent of code is to address design issues specific to each development type through clear/objective standards that also reduce process/increase predictability PUD standards are oriented towards larger developments and do not address design issues specific to row houses 	0	4	3
Transitions	5	Limit the extent of the sloped setback	<ul style="list-style-type: none"> Suggestion needs refinement 	Add to “design standards” discussion		
Transitions	6	Use the City of Portland variable setback standard based on wall area	<ul style="list-style-type: none"> Provides additional flexibility for development Increases complexity for design and plan review 	2	5	0

Transitions	7	Require parking as transition from MF or MU to SF	<ul style="list-style-type: none"> Increases buffer to adjacent low-density residential Reduces development options for MF and MU sites 	Add to “design standards” discussion		
Transitions	8	Disallow balconies and dormers along property lines next to SF homes (only allow along front property lines). <i>6.23.14 clarification: applies to adjacent USE not ZONE</i>	<ul style="list-style-type: none"> Reduces privacy impacts to ex. low-density residential Potentially reduces livability for future residents; impacts marketability of housing and feasibility of redevelopment Reduces design options/flexibility 	3	3	-
Transitions	9	Clarify that tree waiver applies only to standards triggered at the time of development	<ul style="list-style-type: none"> Eliminates possible assumption that waiver may pass to future property owners or apply to other, future development proposals 	Include clarification in code		
Transitions	10	Apply transition standards to row houses	<ul style="list-style-type: none"> Reduces protections to ex. low-density residential Reduces flexibility and feasibility for row houses; narrow lots may preclude row house development due to additional side-yard setbacks 	Add to “SFO standards” discussion		
Transitions	11	Reference existing solar access standards instead of proposed standards. <i>6.23.14 clarification: existing solar standards should apply only to SFO zone</i>	<ul style="list-style-type: none"> Promotes consistency with existing code Proposed solar access standards (as part of transition standards) protect R-1 and SFO properties adjacent to all adjacent development types; existing standards apply only to structures on R-1 and R-2 zoned lots Existing standards require significantly greater setbacks for a given building height than proposed standards 	6	-	-
Transitions	12	Utilize existing transition standards used in SUNA n’hood instead of proposed standards	<ul style="list-style-type: none"> Promotes consistency with existing code Proposed transition standards offer more protection and greater flexibility than existing SUNA standards 	0	4	3
Parking	13	Increase parking standards to match university area. <i>6.23.14 clarification: establish multifamily parking standards based on number</i>	<ul style="list-style-type: none"> Reduces potential impacts on adjacent neighborhoods from excess parking demand Reduces feasibility of redevelopment; reduces housing and job capacity of district 	4	3	0

		of bedrooms vs. number of units.	<ul style="list-style-type: none"> • Distorts market for effective parking pricing • Many other elements proposed to address parking demand, including permit system to address neighborhood parking issues if needed 			
--	--	----------------------------------	---	--	--	--

** Currently proposed development types and subdistricts closely reflect the content of the South Willamette Concept Plan. The location of proposed development types is based on extensive public discussion and fine-tuning to balance needs and priorities in the area with an emphasis on minimizing change vs. accommodating growth; significant changes would alter this balance.*

DRAFT

South Willamette Special Area Zone PUBLIC ENGAGEMENT PLAN - OUTLINE

July 2, 2014

OBJECTIVES

- Provide all residents, property owners and business owners within the proposed S-SW Special Area Zone with diverse opportunities to learn about the project and provide input
- Engage all key stakeholder groups
- Provide direct outreach to all property and business owners along South Willamette street
- Gather input from at least 250 people representing all key stakeholder groups

Online Information

Timing: Online tools will be up and running in mid-July

Purpose: Provide 24/7 information to public from high-level, easy-to-understand format down to details, answer questions, and offer a quick & easy means of giving input

Stakeholder Focus Group

Timing: Tuesday, July 15, 6:30 – 8:00 PM, Market of Choice Community Room

Purpose: Assess the current level of understanding, identify key questions/issues for public meetings; open dialog with different groups of people who may be affected by the code update

Neighborhood Meetings / Newsletters / E-news Updates

Timing: As opportunities arise, July - December

Purpose: Provide direct updates to neighborhood boards and general meetings to raise awareness of the project; maintain open communication, answer questions, share information and gather input

Canvassing / Property Owner Meetings – S. Wil. Street Design

Timing: July, August, early September

Purpose: Share information directly with individual property and business owners who might not otherwise be able to engage in the process; answer questions and gather input

Second Saturday Art Walk Activity – S. Wil. Street Design

Timing: Saturday, August 9th

Purpose: 1) engage business owners in discussion of pedestrian experience through temporary installations (e.g. parklets, art); 2) raise awareness and share information about the code update with individual property and business owners as well as pedestrians, customers, and art walk visitors; answer questions, listen, provide creative venue for input

Business and Property Owner Meeting – S. Wil. Street Design

Timing: Date TBD, tentatively September

Purpose: Gather stakeholders affected by the proposed special setback along Willamette Street to share information, answer questions, and gather input

Community Workshop

Timing: Date TBD, tentatively September, 6:00 – 9:00 PM, Hilyard Community Center

Purpose: Share information with the broader community; present complete draft of the proposed code and a summary of key features for a general audience; promote discussion; answer questions and gather input

Open House

Timing: Date TBD, tentatively October, 6:30 – 8:30 PM, Hilyard Community Center

Purpose: Share the revised, final draft of the proposed code; answer any remaining questions one-on-one, provide Planning Commission with an opportunity to engage directly with the community

Public Hearings

Timing: Date TBD, tentatively November for Planning Commission and January for City Council

Purpose: Formal venue for public testimony on the proposed code

Advertisement:

A wide variety of advertisement will be used, including:

- Postcard invitations to all residents and owners in district and within 500 feet of district boundary; share event dates and links to online information and questionnaire(s)
- Email invitations to all interested parties; activation of networks
- Articles and invitations posted in neighborhood and stakeholder organization E-news Updates and newsletters
- Press releases for large events
- Legal notice required for Type V application procedures